

**CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – OCTOBER 15<sup>TH</sup>, 2003

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, October 15<sup>th</sup>, 2003, at the Township Municipal Building, by Chairman Mike Meade.

The Pledge of Allegiance to the Flag was led by Mike Meade.

Present: Mike Meade, Dave Gordon, Richard Rodenbach, Larry Smith, Jim Connor, Matthew Connell, Engineer Chuck Goodling, Attorney Tim McManus Esq., Helen Beers SEO and David Albright Planning Director.

Absent: Dave Johnson

**Minutes:** A motion was made by Matthew Connell seconded by Larry Smith to approve the minutes of September 17<sup>th</sup>, 2003. Motion carried (6-0).

**Submittals:**

**Pleasant Valley High School** (Preliminary Land Development Plan)

Present from Quad 3 Group were Joe Stachokus, P.E., and Michael Fort to present and answer any questions from the Planning Commission. The proposed plan is a 25,000sq. ft. auditorium addition to replace the old much smaller auditorium. The new auditorium will require minor reconstruction of the parking lot and seat 1,250 – 1,300 persons including balcony seating. Plans have also been submitted to the Zoning Hearing Board for Special Exception Approval to locate the auditorium in an R-1 zone. The plan submittal and request for a special exception will run concurrently with the applicants understanding that without zoning approval the plan cannot be approved. A motion was made by Matthew Connell and seconded Jim Connor to accept this plan for review. The motion carried (6-0). (Plan date 9/30/03) (Received 10/1/03)

**Joshmor Subdivision** (Preliminary Major Subdivision) Present from Boucher & James, Inc. were Doug Olmstead and Ron Jackson also present was Bill Hopkins of LTS. As per Ron Jackson the proposed Joshmor Subdivision lies in both Chestnuthill and Jackson Townships. The representatives acknowledged that the submittal required more work and offered to submit a 60 day waiver letter to continue work on the proposed subdivision. Boucher & James will provide a short presentation at the November 19<sup>th</sup> Planning Commission Meeting going through the four step conservation design process. Dave Albright requested copies of the yield plan analysis be brought to the Planning Commission. A motion made by Larry Smith and seconded by Dave Gordon to accept this plan contingent upon a 60 day waiver. The motion carried (6-0). (Plan date 9/30/03) (Received 10/1/03)

**Plan Review:**

**Kreger/Chain** (Minor Subdivision) Dennis A. Smale, P.L.S. was not present. 43 days into active 90 day waiver. A motion made by Richard Rodenbach and seconded by Larry Smith to table this plan. The motion carried (6-0). (Plan date 3/14/03) (Received by Township 4/24/03) (Accepted 6/18/03) (90 Day Waiver Submitted 8/22/03-12/26/03)(Tabled 9/17/03)

**Warnken, Kathleen** Requesting a zoning change from R1 to GC. A discussion followed as to whether or not the request was for the entire tract or just the front of the tract which is adjoining GC frontage on either side. On a motion made by Larry Smith and seconded by Matthew Connell it was voted to recommend approval to allow the zoning change for the front portion of the tract which adjoins the neighboring GC zone. The motion carried (6-0).

**Adjournment:**

There being no further business, on a motion by Matthew Connell, and seconded by Jim Connor, it was voted to adjourn at 8:05 p.m. The motion carried (6-0).

Respectfully submitted,

Jeanette Sanchez  
Recording Secretary